

# FLORENCE-FIRESTONE DRAFT COMMUNITY PLAN



Community Meeting  
September 22, 2012

# Today's Agenda

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- 10:00AM: Welcome & Introductions
- 10:05AM: Today's Program & Background
- 10:15AM: Presentation of Draft Community Plan
- 10:40AM: Open House Orientation & Instructions
- 10:45AM: Open House
- 11:25AM: Recap & Next Steps
- 11:30AM: Conclude



# Welcome & Introductions

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- Who We Are
- Why We Are Here
- Your Role



# Today's Program

- Our Objectives:
  - To present and discuss ...
  - To engage community members in an interactive review of ...
  - To solicit feedback on ...  
... the Draft Plan



# Background: How We Got Here, Where We Are Going

## □ How We Got Here

- Previous Planning Efforts
- Public Participation Phase
- Technical Studies
- Draft Development

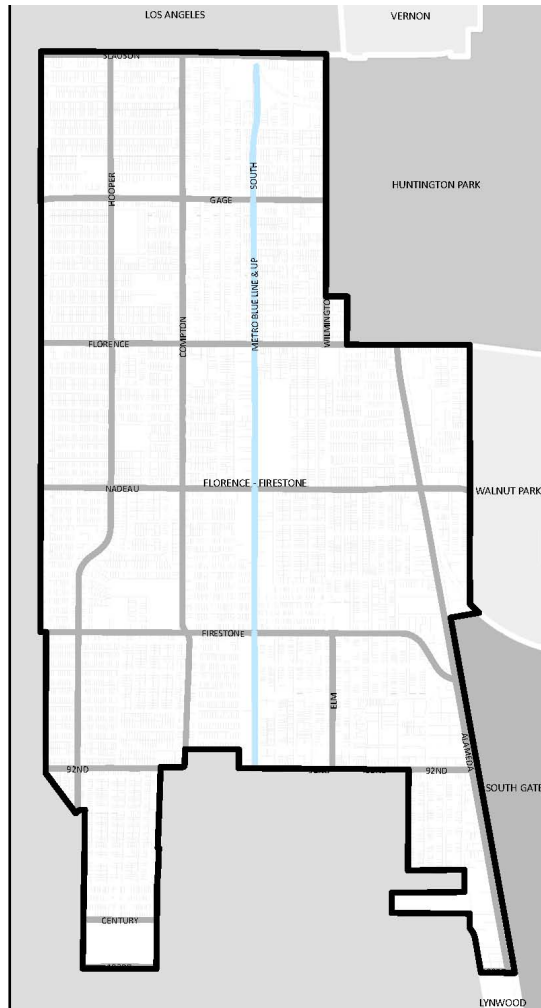


## □ What We Will Accomplish Today

- Present the Draft Plan
- Initiate dialogue/solicit input

# Background:

## About the Community Plan



- Part of the LAC General Plan
- Applies to unincorporated Florence Firestone
- Main policy document, including land use
- Builds on community vision
- Formal adoption process

# Draft Community Plan: Components

- ❑ Overview
- ❑ Introduction
- ❑ Elements
- ❑ Land Use
- ❑ Goals & Policies
- ❑ Implementation



# Draft Community Plan: Elements



- ☐ Land Use
- ☐ Community Design & Maintenance
- ☐ Community Services & Facilities
- ☐ Economic Development
- ☐ Health & Safety
- ☐ Housing
- ☐ Mobility
- ☐ Open Space & Recreation

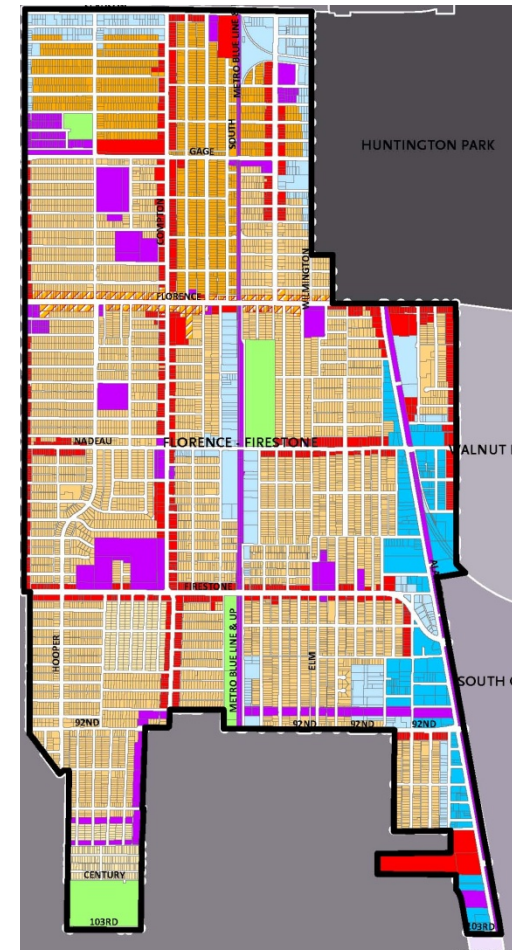




# Draft Community Plan: Land Use

## What is land use?

- Designation assigned to each and every parcel
- Provides general intended use
- Tells how dense land can be developed
- Based on physical features, constraints, contextual characteristics, community vision and needs



# Draft Community Plan: Land Use



## Menu of Options

Residential

Commercial

Mixed-Use

Industrial

Public and Semi-Public

Open Space

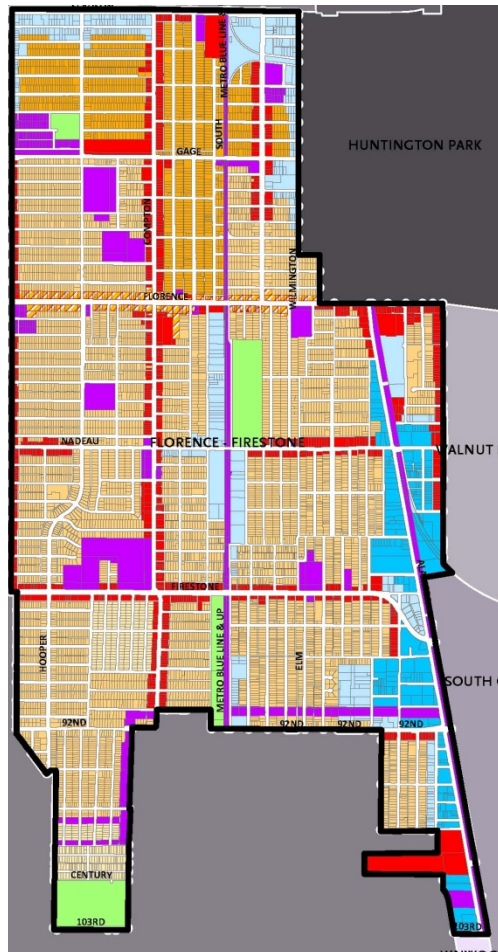
# Draft Community Plan: Land Use - Residential



- Maintain overall pattern
- Reflect existing development
- Allow mix of housing types



# Draft Community Plan: Land Use – Commercial & Mixed Use

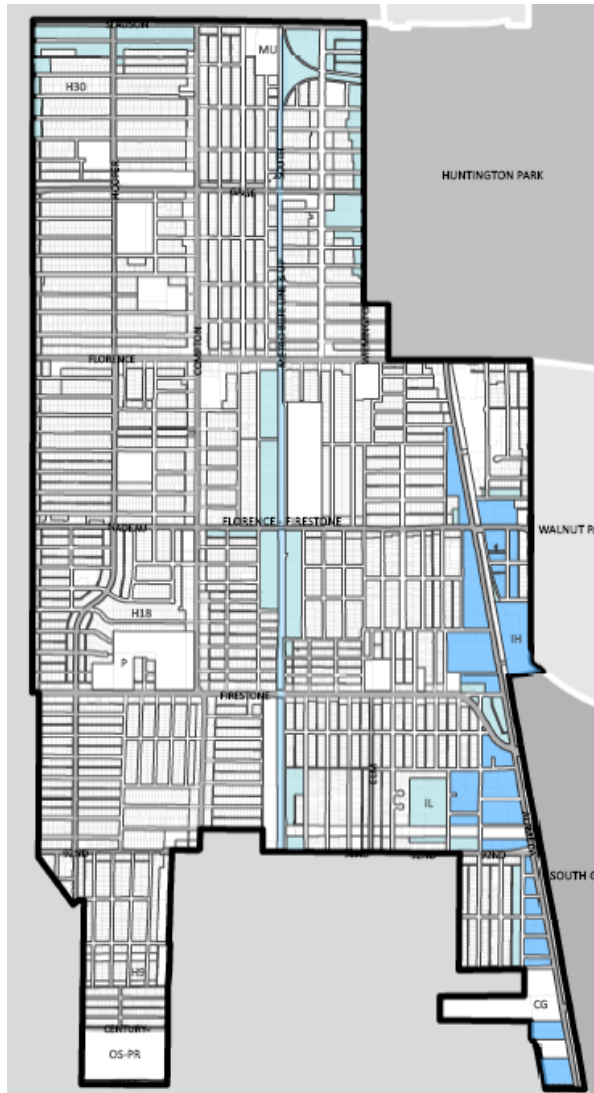


- Limited expansion to reflect existing uses
- Introduction of new mixed-use along Florence Avenue





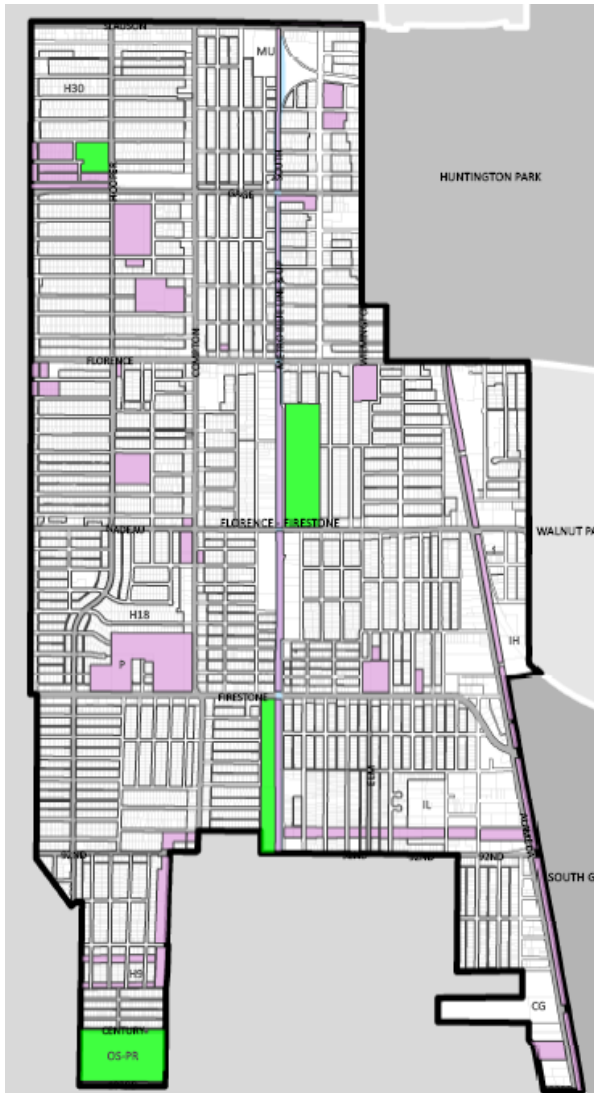
# Draft Community Plan: Land Use – Industrial



- Maintain current industrial
- Create two categories
- Limit heavy industrial to Alameda corridor



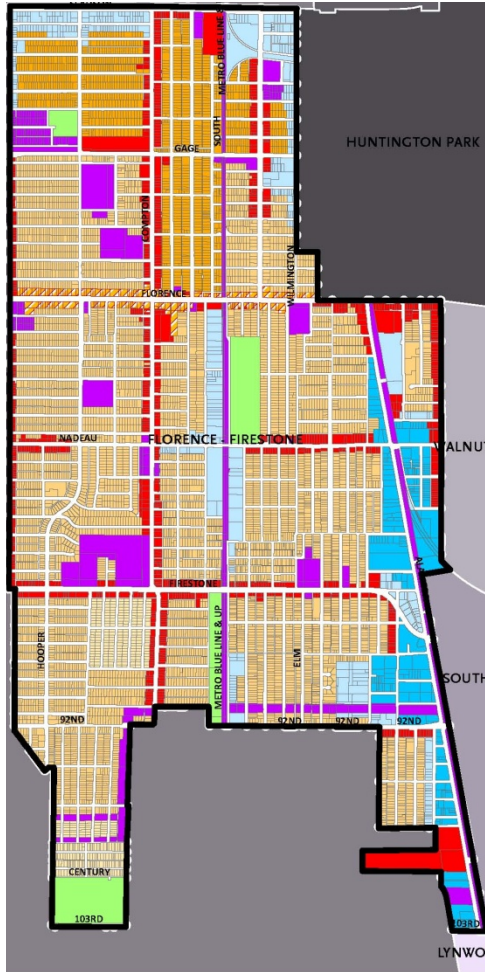
# Draft Community Plan: Land Use – Public & Open Space





- Maintain existing open space and reflect new
- Expand public designation to include transit and utility ways, public facilities



# Draft Community Plan: Land Use – Draft Map



## DRAFT Land Use Designations

-  H9 - Residential 9
-  H18 - Residential 18
-  H30 - Residential 30
-  CG - General Commercial
-  MU - Mixed Use
-  IL - Light Industrial
-  IH - Heavy Industrial
-  P - Public and Semi-Public
-  OS-PR - Parks and Recreation

# Draft Community Plan: Elements



- ☐ Land Use
- ☐ Community Design & Maintenance
- ☐ Community Services & Facilities
- ☐ Economic Development
- ☐ Health & Safety
- ☐ Housing
- ☐ Mobility
- ☐ Open Space & Recreation





# Draft Community Plan: Community Design & Maintenance

## □ Issues:

- Age of structures
- Maintenance of corridors
- Accessible public areas



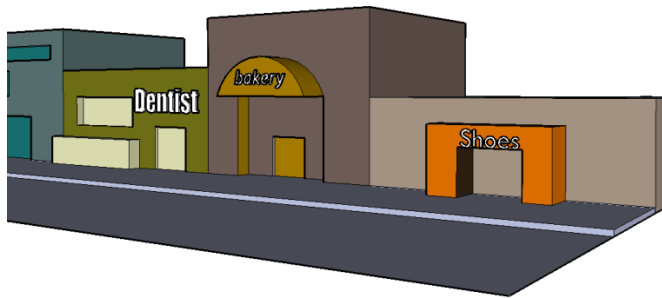
## □ Vision:

- Seek to be inviting and comfortable
- Maintain existing, guide additional high-quality development
- Create vibrancy, e.g. through Community Design Principles

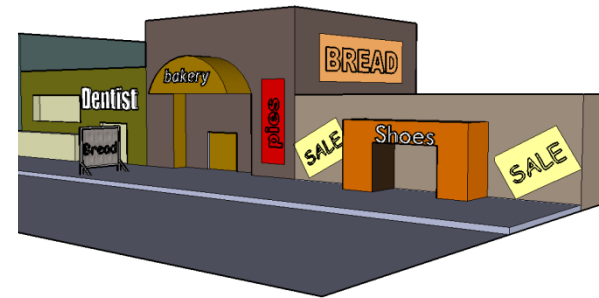


# Draft Community Plan: Community Design Principles

## Signs



**Support** clearly displayed signs, placed to enhance frontages and complement architectural features.



**Discourage** banners, advertisements, and street boards create clutter and obstruct visibility and sidewalks.

# Draft Community Plan: Community Services & Facilities

## □ Issues:

- Provision of services that meet local needs
- Awareness of available services and facilities
- Public participation in decision making



## □ Vision:

- Maintain, sustain and enhance local facilities
- Ensure basic needs are met equitably
- Enhance services and facilities to improve quality of life



# Draft Community Plan: Economic Development

## □ Issues:

- Deferred maintenance, obsolete building stock
- Land use conflicts
- Low affordability, limited development opportunity

## □ Vision:

- Continue to provide jobs
- Meet the commercial, retail needs of residents
- Support local businesses
- Prepare the workforce for new opportunities
- Provide quality K-12 education for all children



# Draft Community Plan: Health & Safety

## □ Issues:

- Safety and security
- Health and well-being

## □ Vision:

- Help residents feel safe where they live, work, learn and play
- Create a healthy environment
- Provide access to opportunities to be physically active and healthy food



# Draft Community Plan: Housing

## □ Issues:

- Maintenance of existing housing
- Development of new housing

## □ Vision:

- Ensure the community remains a desirable place to live
- Provide for the appropriate amount and mix of housing types





# Draft Community Plan: Mobility

## □ Issues:

- Rail lines that connect but also divide
- Transit-dependent population
- Improvements to bike routes, facilities
- Considerations for youth and seniors

## □ Vision:

- Create a safe, efficient transportation system
- Achieve incremental improvements
- Maintain local and regional circulation



# Draft Community Plan: Open Space & Recreation

## □ Issues:

- 5 parks / 70 acres but growing parkland deficit
- Safety and security concerns
- Need for diverse recreational programs and opportunities

## □ Vision:

- Maintain and enhance existing parks
- Encourage additional open space and recreational opportunities
- Expand with population





# Draft Community Plan: Goals & Policies

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- **Goal:** a desired end state
  - Provides a sense of direction
  - Expresses the most basic community values
  - Reflects general agreement about the future
- **Policy:** a rule to follow to achieve the goal
  - Guides action over time
  - Comprise the basic recommendations of the Plan

# Draft Community Plan:

## Goals & Policies

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### **GOAL**

*Quality recreational facilities and adequate recreational opportunities for all residents.*

### **POLICIES**

*Provide public access to parks and trails*

*Provide indoor and outdoor recreation programs for a variety of user groups*

*Ensure that no resident is refused participation in a program or the use of a facility because of inability to pay*

# Draft Community Plan: Implementation

- ❑ From policy to action
- ❑ Zoning implements land use
- ❑ Additional strategies to implement other elements
- ❑ Timeframes and responsible parties identified
- ❑ Communication and collaboration are key

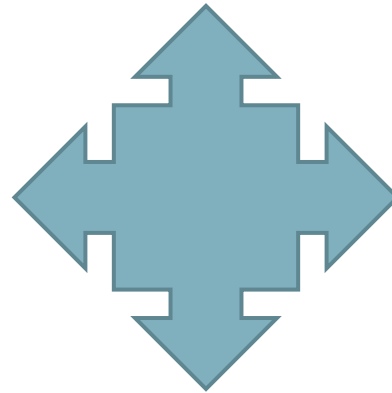


# Open House: Orientation

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**A:** Project Background &  
Reference Information

**D:** My Land Use &  
Zoning



**B:** Goals, Policies &  
Implementation Items

**C:** Maps Gallery

# Open House: Instructions

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- ☐ Start wherever you like
- ☐ Visit as many areas as you can, or focus on 1 or 2
- ☐ Review and mark up the materials on the walls
- ☐ Browse the display materials on the table
- ☐ Ask the planners your questions
- ☐ Regroup at 11:25 to wrap up

# Recap & Next Steps



- Summary of Today's Proceedings
- Take Away Messages from Open House
- Next Steps
  - Review Draft Plan
  - Submit written comments by **Nov. 30, 2012**
  - Spread the word!
  - Stay tuned!
  - Show your support!

# Keep in Touch!



- **WRITE:** 320 W. Temple, Room 1354  
Los Angeles, CA 90012



- **CALL:** 213.974.6425



- **E-MAIL:** [commplan@planning.lacounty.gov](mailto:commplan@planning.lacounty.gov)

**<http://planning.lacounty.gov/ffvp>**

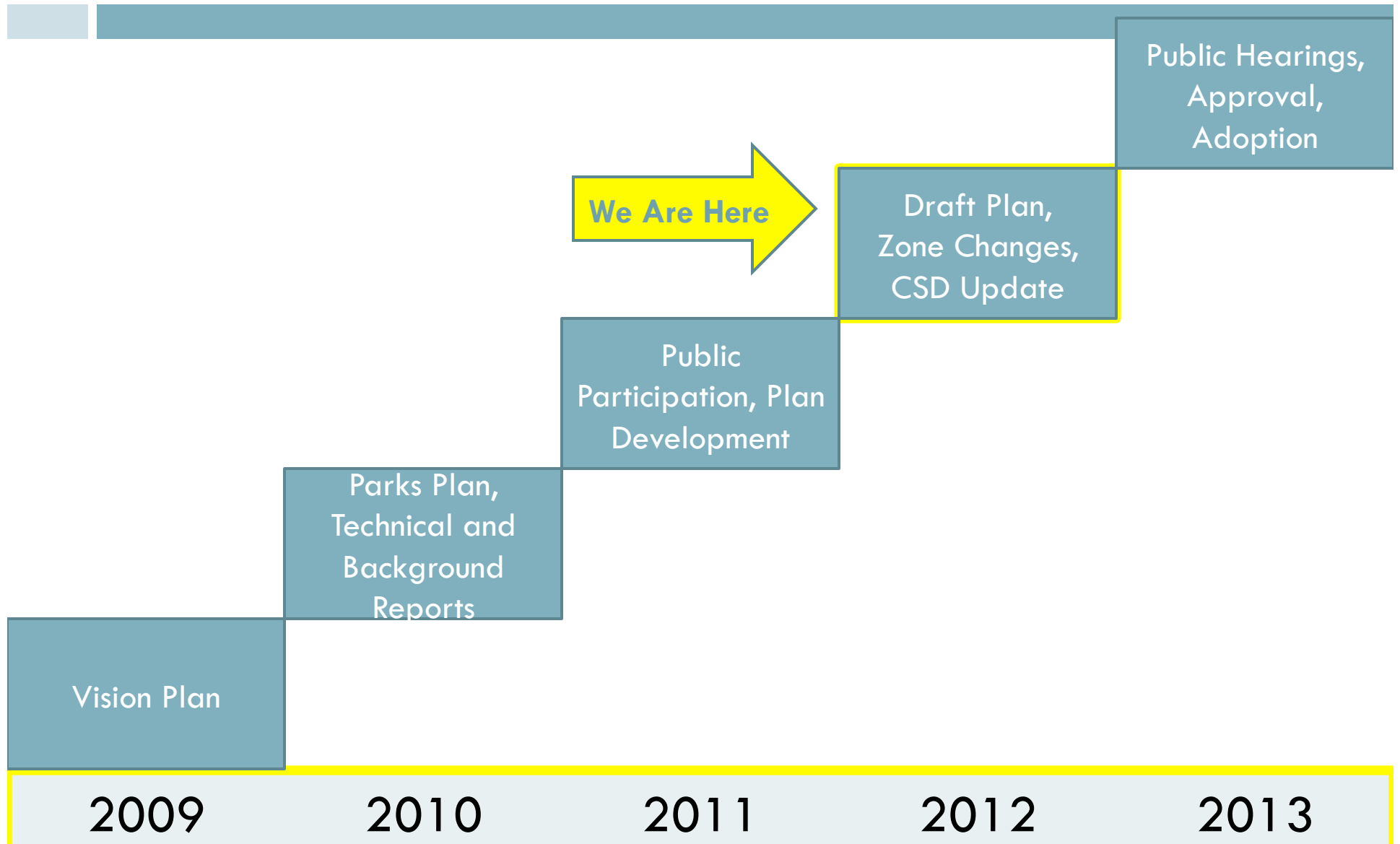
# THANK YOU!



Community Meeting  
September 22, 2012

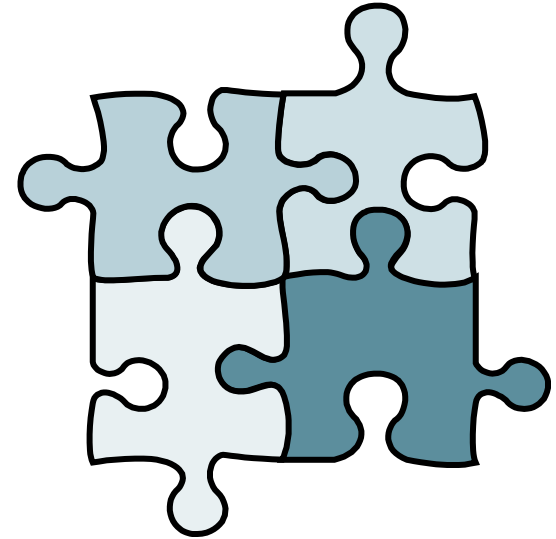


# Background: Status



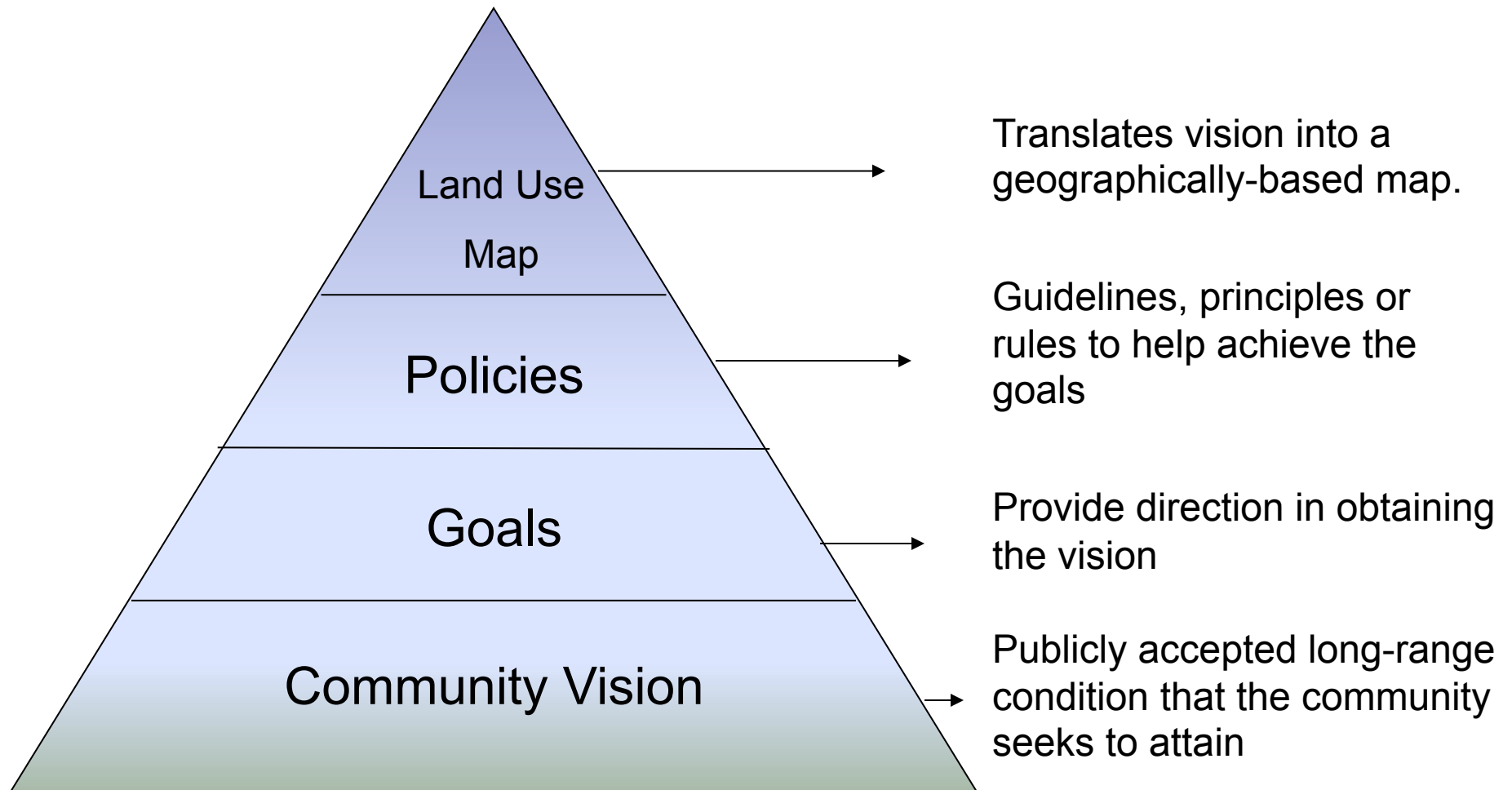
# Background: Community Plan Program Components

- Community Plan
  - Policy document
- Zoning Ordinance Update
  - Zone changes to implement land use policies
- Community Standards District Update
  - Zoning code regulations specific to Florence Firestone
- Environmental Assessment
  - Initial Study and document development

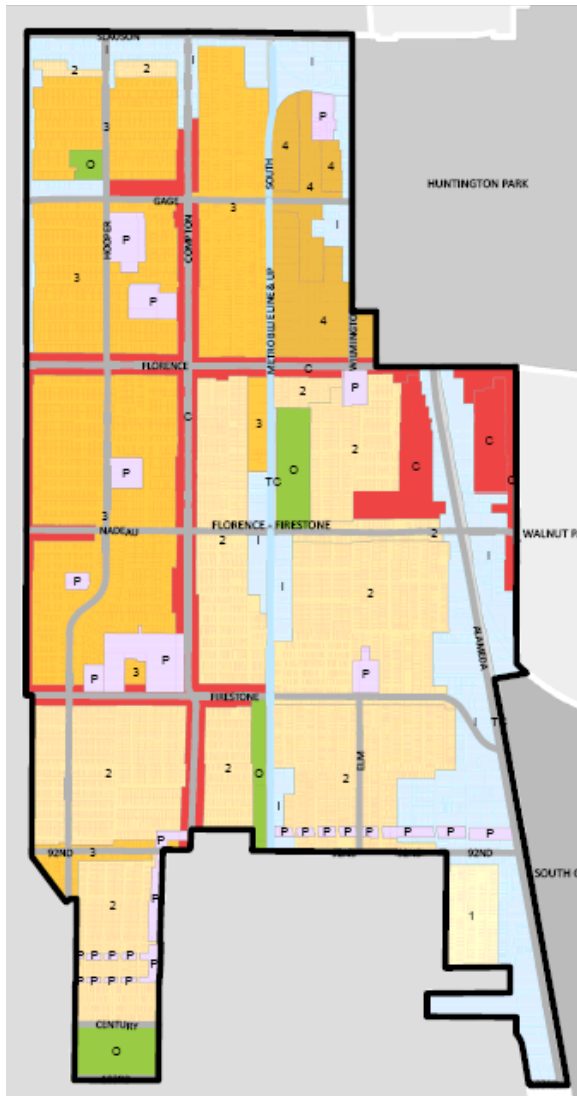


# Draft Community Plan: Overview

Bringing It All Together








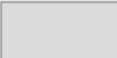


# Draft Community Plan: Land Use



## Adopted Land Use Policy Map (1980)

### Legend

-  1- Low Density Residential (1-6 du/ac)
-  2- Low/Medium Density Residential (6-12 du/ac)
-  3- Medium Density Residential (12-22 du/ac)
-  4- High Density Residential (22 or more du/ac)
-  C- Major Commercial
-  I- Major Industrial
-  O- Open Space
-  P- Public and Semi-Public Facilities
-  TC- Transportation Corridor

# Draft Community Plan: Land Use

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Why change land uses?

- ☐ Respond to community vision
- ☐ Reflect recent changes
- ☐ Anticipate future changes
- ☐ Ensure adequate resources will be available
- ☐ Direct development to the most suitable areas
- ☐ Preserve community character and values
- ☐ Be consistent with other plans